



LexAllan

local knowledge exceptional service

124 Ham Lane, Pedmore, Stourbridge, Stourbridge, DY9 0UD

An immensely attractive traditional residence that retains much of its character features as well as being situated well back from the roadside with electric gated off road parking. The generous accommodation spreads over three floors and boasts a welcoming entrance hall with two good reception rooms, breakfast kitchen, utility, downstairs WC and wonderful garden room to the ground floor. On the first floor are two double bedrooms as well as the stunning master suite with dressing area and bathroom en suite and the family bathroom to complete the picture. A substantial roof space has been converted which has created a further two bedrooms and family shower room. Outside has a tidy and peaceful garden to the rear benefiting from seating areas and a 'Garden Office' which is perfect for those who work from home. We highly urge interested parties to undertake their inspection as soon as possible to avoid disappointment.

What the vendor thinks...

'We have thoroughly enjoyed living here for the past 21 years. It is a real family home in which we have raised 3 children. We have enjoyed many family barbeques and evenings around the firepit in the very private and established garden, watching spectacular sunsets over the back of the house'

Approach

Private and enclosed by mature conifers, the approach is by way of secure electric gated entry leading you to a tarmac driveway providing off road parking for numerous vehicles.

Porch

Composite front door, archway to entrance hall and double glazed window.

Entrance Hall

Stairs rising to the first floor, large under stairs storage cupboard, doors radiating off to the dining room, living room and breakfast kitchen and central heating radiator.

Dining Room

12'5" x 12'4"x

Original wooden flooring, double glazed bay window and central heating radiator.



Living Room
19'5" x 12'5"

Log burner built into decorative fireplace surround and marble effect hearth, double glazed French doors opening into the rear garden and central heating radiator.

Breakfast Kitchen
15' 10" x 10' 5"

Inset ceramic Belfast sink, range of wall and base units with granite work tops, space for undercounter fridge, dishwasher and additional space for 'Rangemaster' style cooker with cooker hood above, floor tiles, door to inner hall, double glazed window and central heating radiator.

Inner Hall

Floor tiles, doors off to the rear garden, garden room, downstairs WC, garage and archway into the utility.

Utility

Inset ceramic sink, range of wall and base units with granite work tops, plumbing for washing machine, space for tumble dryer, floor tiles, double glazed window and central heating radiator.

Downstairs WC

Low flush WC, wall mounted wash hand basin, floor tiles, double glazed window and central heating radiator.

Garden Room
14'2" x 11'6"

Double glazed windows with bi-folding doors opening out into the rear garden and central heating radiator.

First Floor Landing

Stairs rising to the second floor, storage cupboard, two double glazed windows and central heated radiator.

Bedroom One
14' 4" x 9' 8"

Archway to dressing area with wardrobes, ensuite bathroom off two double glazed windows and central heating radiator.

Ensuite Bathroom

Panelled P shaped bath with shower fitting, low flush WC and wall mounted wash hand basin with granite top behind, wall tiles, oak flooring, chrome heated towel rail, double glazed window and central heating radiator.

Bedroom Two
12' 9" x 12' 4"

Fitted wardrobes, double glazed window and central heating radiator.



Bedroom Three

13'0" x 12'4"

Double glazed window and central heating radiator.

Family Bathroom

Panelled Jacuzzi bath with shower fitting, low flush WC and wash hand basin built into vanity unit with granite top, chrome heated towel rail, double glazed window and central heating radiator.

Second Floor Landing

Velux window, doors off to shower room and bedroom four and five.

Bedroom Four

14'11" x 11'1"

Door to storage space housing water tank and boiler, velux window, double glazed window and central heating radiator.

Bedroom Five

11'9" x 9'11"

Velux window, double glazed window and central heating radiator.

Garage

23'5" x 15'3"

Electric up and over door, light and power points, cold water tap.

Rear Garden

Paved patio area with fire pit perfect for alfresco dining and entertaining, further patio area, neat and tidy lawn with stepping stones to garden room, mature flowers and flowering shrubs, gravelled area perfect as a further seating area, two electric points, garden shed, green house, raised pond, cold water tap plus water butt and gated side access.

Garden Office

Currently used as an office having light, power points and phone lines.

Council Tax Band E

Tenure (Freehold).

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.



Referral Fees.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £240 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

Money Laundering Regulations.

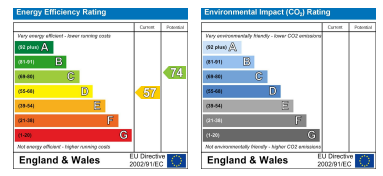
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £24 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.







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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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